

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

June 16, 2009

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, June 16, 2009, at 8:30 a.m. at Schneider Apartments, 1750 West Peterson, Chicago, Illinois.

In the absence of Chairperson Nesbitt, Commissioner Bridget O’Keefe called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Bridget O’Keefe Hallie Amey Dr. Mildred Harris Michael Ivers Carlos Ponce Sandra Young
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Absent:	Martin Nesbitt
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Also present were Lewis Jordan, Chief Executive Officer, Kris Warren, Chief Operating Officer; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase sale and lease of real estate property; establishment of reserves and settlement of claims.

The Commissioners subsequently reconvened in Open Session and Acting Chairperson O’Keefe thereupon convened the Public Hearing portion and Business Sessions of the meeting.

Mr. Lewis Jordan, Chief Executive Officer then commenced his monthly report by thanking Mayor Daley, HUD Secretary Donovan, Commissioners, CHA residents and the public at large who attended the conference at Kenmore Apartments. According to Mr. Jordan, Secretary Donovan announced Stimulus Grant Fund Awarded to the CHA which will be used for projects similar to the proposed renovation of Kenmore Senior Apartments; enhanced property safety, security, training, and employment for CHA residents. Mr. Jordan then continued his report by giving an update on the outreach campaign to lease senior units. Mr. Jordan concluded his report by announcing that during the month of June, eighteen CHA residents who are Section 8 Certificate holders graduated from the Family Self Sufficiency Program and three of these graduates are now homeowners.

Commissioner O’Keefe then invited residents and the public at large to address the Board. Immediately following the Public Hearing portion of the meeting, Commissioner O’Keefe introduced the Resolutions discussed in Executive Session.

At approximately 10:15 a.m., Chairman Martin Nesbitt joined the meeting in progress.

Commissioner Young then presented an Omnibus Motion for the approval of resolutions for Executive Session Items 1 and 2.

Executive Session Item 1

RESOLUTION NO. 2009-CHA-74

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 2, 2009, requesting that the Board of Commissioners approves the Personnel Actions Report for May 2009.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for May 2009.

Executive Session Item 2

RESOLUTION NO. 2009-CHA-75

WHEREAS, the Board of Commissioners has reviewed the request for authorization to amend the contract amount under Contract No. 6064 with Moore & Strickland in connection with Kakilya Stuckey, et al v. CHA, et al, Case No. 02 L 6957.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the General Counsel, or his designee, to amend Contract No. 6064 with Moore & Strickland to increase the contract amount not to exceed \$48,000 to pay for legal fees and costs regarding the Kakilya Stuckey, et al v. CHA, et al, Case No. 02 L 6957 litigation matter.

The Motion to adopt resolution for Executive Session Item 1 and 2 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Martin Nesbitt
Hallie Amey
Dr. Mildred Harris
Michael Ivers
Bridget O'Keefe
Carlos Ponce
Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Sandra Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young, due to a lack of quorum, the regularly scheduled Tenant Services Committee meeting was not held on Wednesday, June 10, 2009. The Committee, however, was presented with an update on Youth Ready Chicago by Linda Kaiser, Executive Vice President for Resident Service and Kristen Hamer, Director of Resident Services Department. Commissioners were also briefed on items listed on the Committee Agenda; however, no vote was taken.

Commissioner Young then introduced an Omnibus Motion for the adoption of Resolutions for Items A1 and A2.

(Item A1)

The resolution for Item A1 accepts a grant award from the City of Chicago's Department of Family and Support Services in the amount of \$1,890,000 to provide 900 CHA youth with job training, skill development and employment opportunities through the Youth Ready Chicago Program. The allocation encompasses an out-of-school allocation of \$567,000.00 and an in-school allocation of \$1,323,000.00. CHA will partner with eight organizations to provide services to youth at a variety of locations. The organizations that CHA will partner currently provide either case management or employment training for CHA residents. Funds from this grant will allow each agency to provide additional summer job programs for CHA youth and young adults ages 14-24. Through the Youth Ready Chicago Program, CHA youth will learn valuable and transferable skills that connect life lessons and academic preparation; enhancing

their long-term employment prospects. CHA youth will be engaged in a variety of employment models including, but not limited to, technology, “green” jobs, intergenerational, academic preparedness and job shadowing. CHA will enlist an external vendor to ensure all contractor payrolls are processed accurately and timely.

RESOLUTION NO. 2009-CHA-76

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 10, 2009, entitled “RECOMMENDATION TO ACCEPT AN AWARD AND EXECUTE A GRANT AGREEMENT WITH CITY OF CHICAGO’S DEPARTMENT OF FAMILY AND SUPPORT SERVICES, ENTER INTO SUB-GRANTEE AGREEMENTS AND INCREASE THE FY2009 COMPREHENSIVE BUDGET”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to accept an award and execute a grant agreement with the City of Chicago’s Department of Family and Support Services in the amount of \$1,890,000.00, increase the FY 2009 comprehensive budget by \$1,890,000.00 and enter into sub-grant agreements with Center For New Horizons, Employment & Employer Services, Heartland Human Care Services, Jane Addams Hull House Association, Metropolitan Family Services, Near West Side Community Development Corporation, TEC Services Consulting, Inc. and Uhlich Children’s Advantage Network in an aggregate amount, not-to-exceed \$1,890,000.00 to provide 900 CHA youth and young adults with job training, skill development and employment opportunities under the Youth Ready Chicago Program.

(Item A2)

The resolution for Item A2 approves the one year option with Near West Side Community Development Corporation to continue providing employment, clinical and supportive case management services to CHA residents living in the Horner and West Haven Park communities. Near West has satisfactorily performed services under this agreement during the base-term of the agreement. Near West utilizes the FamilyWorks service model to address the range of service needs of the approximate 747 households at Horner Homes and West Haven Park through a team approach to case management, consisting of case managers, employment specialists, and clinical case managers. Near West’s case management team works with residents to develop a multi-disciplinary service plan to develop self-sufficiency goals, to address barriers to employment and maintaining lease compliance, and participate in the engagement program. The employment team assists individual family members with employment preparation through access to educational resources and training opportunities, in addition to job placement assistance and retention services.

Commissioner O’Keefe abstained from voting on Item A2 only.

RESOLUTION NO. 2009-CHA-77

WHEREAS, the Board of Commissioners has reviewed Board Letter dated June 10, 2009 entitled “AUTHORIZATION TO EXERCISE THE ONE YEAR OPTION WITH NEAR WEST SIDE COMMUNITY DEVELOPMENT CORPORATION FOR EMPLOYMENT, CLINICAL, AND SUPPORTIVE CASE MANAGEMENT SERVICES FOR THE HORNER AND WEST HAVEN PARK COMMUNITY”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the one-year option with Near West Side Community Development Corporation for the period of July 1, 2009 through June 30, 2010, in an amount not-to-exceed \$1,352,258, to provide employment, clinical, and supportive case management services for the Horner and West Haven Park Community.

The Omnibus Motion to adopt resolutions for Item A1 and A2 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Bridget O’Keefe (Abstained from voting on Item A2 only) Carlos Ponce Sandra Young
Nays:	None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

Commissioner Ponce, Chairperson of the Operations Committee, then presented his monthly report. Per Commissioner Ponce, due to a lack of quorum, the regularly scheduled Operations and Facilities Committee meeting was not held on Wednesday, June 10, 2009. While Commissioners were briefed on items listed on the Committee Agenda, no vote was taken.

Commissioner Ponce then introduced an Omnibus Motion for the adoption of Resolutions for Item B1 and B2:

(Item B1)

The CHA advertised a Request for Proposal in March 2009 for Prime Design Consultant services at Ralph J. Pomeroy Apartments – Senior Housing (IL2-039). The CHA advertised the RFP in area newspapers and on the CHA BuySpeed website. The CHA also directly solicited two hundred nineteen firms, including thirty-eight MBE/WBE/DBE firms, and forty-four (44) assist agencies. Of the nineteen proposals received, reviewed and scored the Evaluation Committee recommended that PapaGeorge/Haymes, Ltd. be awarded the contract. Services to be provided by vendor include but will not be limited to, the preparation of all drawings and specifications, the preparation of all related contract documents, assisting the CHA in obtaining construction bids, permits, and the performance of construction management activities. Accordingly, the resolution for Item B1 approves award of contract to Papa George/Haymes for Prime Design Consultant Services at Pomeroy Apartments. The CHA will contract separately with general contractors to perform the demolition and construction work. It is expected that demolition will begin in the 1st Quarter of 2010 and construction for rehabilitation will begin in the 2nd Quarter of 2010.

RESOLUTION NO. 2009-CHA-78

WHEREAS, the Board of Commissioners has reviewed Board Letter dated June 10, 2009 entitled “AUTHORIZATION TO EXECUTE A CONTRACT WITH PAPAGEORGE/HAYMES, LTD FOR PRIME DESIGN CONSULTANT SERVICES AT RALPH J POMEROY APARTMENTS – SENIOR HOUSING (IL2-039)”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with PapaGeorge/Haymes, Ltd. in the amount of \$912,000.00 for Prime Design Consultant services for the renovation of Ralph J. Pomeroy Apartments – Senior Housing (IL2-039), located at 1039 W. Hollywood Ave., containing approximately one hundred twenty (120) units. This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B2)

The CHA advertised Request for Proposal in March 2009 for a Prime Design Consultant (PDC) for various CHA Dwelling and Non-Dwelling properties. The CHA advertised the RFP in area newspapers and on CHA’s website. The CHA also directly solicited one hundred ninety firms, including thirty-three MBE/WBE/DBE firms, and twenty-three assist agencies. The CHA received and opened twenty-five proposals and based on the review, scoring and recommendation of the Evaluation Committee the following three firms were the recommended

awardees: Harley Ellis Devereaux, Holabird & Root, LLC and Globetrotters Engineering Corporation. To distribute the work required under the contracts, the Capital Construction Department will partition Chicago into three areas: North, Central and South. A primary PDC and secondary PDC will be designated to each area for which they will receive Task Orders. The Prime PDC for each area for which a property requires PDC services related to modernization will submit a proposal to perform the Task Order work on a Lump Sum Basis. The CHA will then negotiate the Lump Sum prior to its acceptance of the proposal and issuance of a Task Order. Should it be determined that a Prime PDC shall not perform a particular task in its area, the Backup PDC will be offered an opportunity to submit a proposal for that Task Order. Accordingly, the resolution for Item B2 awards Task Order Contracts for Prime Design Consultant Services for various CHA properties to Harley Ellis Devereaux, Holabird & Root and Globetrotters Engineering Corporation.

RESOLUTION NO. 2009-CHA-79

WHEREAS, the Board of Commissioners has reviewed Board Letter dated June 10, 2009 entitled "AUTHORIZATION TO EXECUTE TASK ORDER CONTRACTS WITH HARLEY ELLIS DEVEREAUX, HOLABIRD & ROOT, LLC AND GLOBETROTTERS ENGINEERING CORPORATION FOR PRIME DESIGN CONSULTANT SERVICES AT VARIOUS CHA DWELLING AND NON-DWELLING PROPERTIES";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute three (3) Task Order contracts for Prime Design Consultant services at various CHA Dwelling and Non-Dwelling properties with Harley Ellis Devereaux for an amount not-to-exceed \$2,100,000.00, Holabird & Root, LLC for an amount not-to-exceed \$2,000,000.00 and Globetrotters Engineering Corporation for an amount not-to-exceed \$1,900,000.00, for a total aggregate amount not-to-exceed \$6,000,000.00. Task Orders under each contract shall be assigned during a base term of three (3) years, with two (2) one-year renewal options.

These awards are subject to each Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

The Omnibus Motion to adopt resolutions for Items B1 and B2 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Martin Nesbitt
	Hallie Amey
	Dr. Mildred Harris
	Michael Ivers
	Bridget O'Keefe
	Carlos Ponce
	Sandra Young

Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner Michael Ivers, Chairperson of the Finance and Audit Committee, then presented his monthly report. Per Commissioner Ivers due to a lack of quorum, the regularly scheduled Finance and Audit Committee meeting was not held on Wednesday, June 10, 2009. While Commissioner's were briefed on the one items listed on the Committee Agenda, for the record, no vote was taken.

Commissioner Ivers then introduced a Motion for the adoption of the Resolution for Item C1 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

(Item C1)

The purpose of this Amendment to the Annual Contributions Contract (ACC) is to add funds in the amount of \$25,062 to Project IL06P002165 which funds are being transferred from Project IL06P802117 under ACC No. 1150 between HUD and the Habitat Company jointly as the Gautreaux Receiver for the CHA. The new Maximum Total Development Cost for Project IL06P002165 shall be \$2,157,268.

RESOLUTION NO. 2009-CHA-80

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 10, 2009, entitled Recommendation to Execute Amendment to the Chicago Housing Authority's Annual Contributions Contract C-1014 for Project Nos. IL06P002165.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Chicago Housing Authority shall enter into Amendment to the Annual Contributions Contract C-1014 ("CHA ACC") with U.S. Department of Housing and Urban Development ("HUD") to receive transfer of funds in the amount of \$25,062 to Project No. IL06P002165 of the CHA ACC, and the Chief Executive Officer or his designee, is hereby authorized and directed to execute such Amendment to the Annual Contribution Contract C-1014 in quintuplicate and the Custodian and Keeper of Records is authorized and directed to attest and impress the official seal of the Chicago Housing Authority on each such counterpart. The aforesaid Amendment shall be substantially in the attached form.

The Motion to adopt resolutions for Item C1 was seconded by Commissioner Amey and the voting was as follows:

Ayes: Martin Nesbitt
Hallie Amey
Dr. Mildred Harris
Michael Ivers
Bridget O'Keefe
Carlos Ponce
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted. The Finance and Audit Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned at approximately 10:30 a.m.

s/b: _____
Martin Nesbitt
Chairperson

s/b: _____
Lee Gill, Custodian and
Keeper of Records